

How We Compare

Chapter 1: How We Compare

This Chapter presents a comparative analysis of selected demographic trends related to housing and population between Houston and other large US cities between 1990 and 2000.

POPULATION

Between 1990 and 2000 Houston remained the nation's 4th largest city in terms of population.

Only Phoenix and San Antonio grew more than Houston's 19.7% between 1990 and 2000.

However, New York's 685,714 person increase in overall population between 1990 and 2000 is more than double the population increases experienced by Phoenix (337,642) and the City of Houston (321,865).

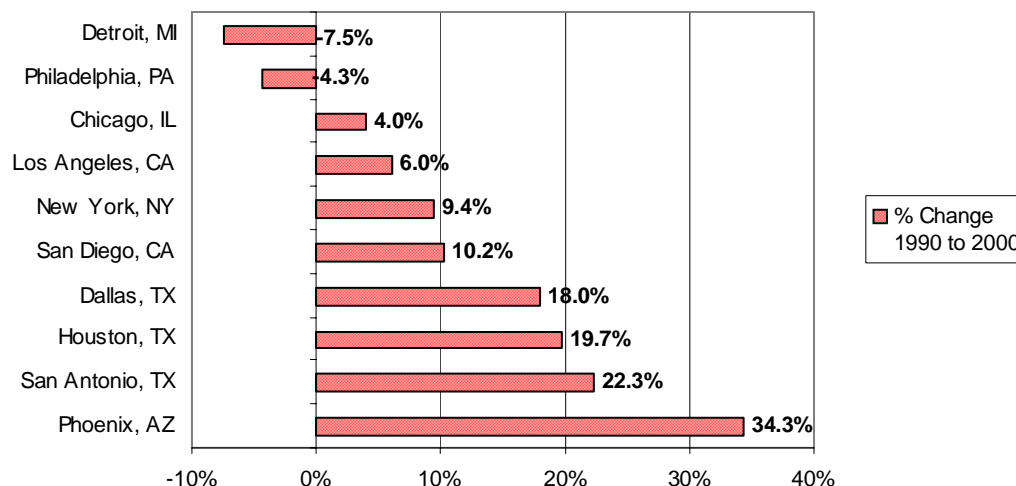
Table 1.1

Population Change (Comparison with Major U.S. Cities)

City	Population		Pop. Change 1990 to 2000	
	1990	2000	Number	% Change
Phoenix	983,403	1,321,045	337,642	34.3%
San Antonio	935,933	1,144,646	208,713	22.3%
Houston	1,631,766	1,953,631	321,865	19.7%
Dallas	1,006,877	1,188,580	181,703	18.0%
San Diego	1,110,549	1,223,400	112,851	10.2%
New York	7,322,564	8,008,278	685,714	9.4%
Los Angeles	3,485,398	3,694,820	209,422	6.0%
Chicago	2,783,726	2,896,016	112,290	4.0%
Philadelphia	1,585,577	1,517,550	68,027	-4.3%
Detroit	1,027,974	951,270	76,704	-7.5%

Figure 1.1

Population Change for Major U.S. Cities, 1990-2000

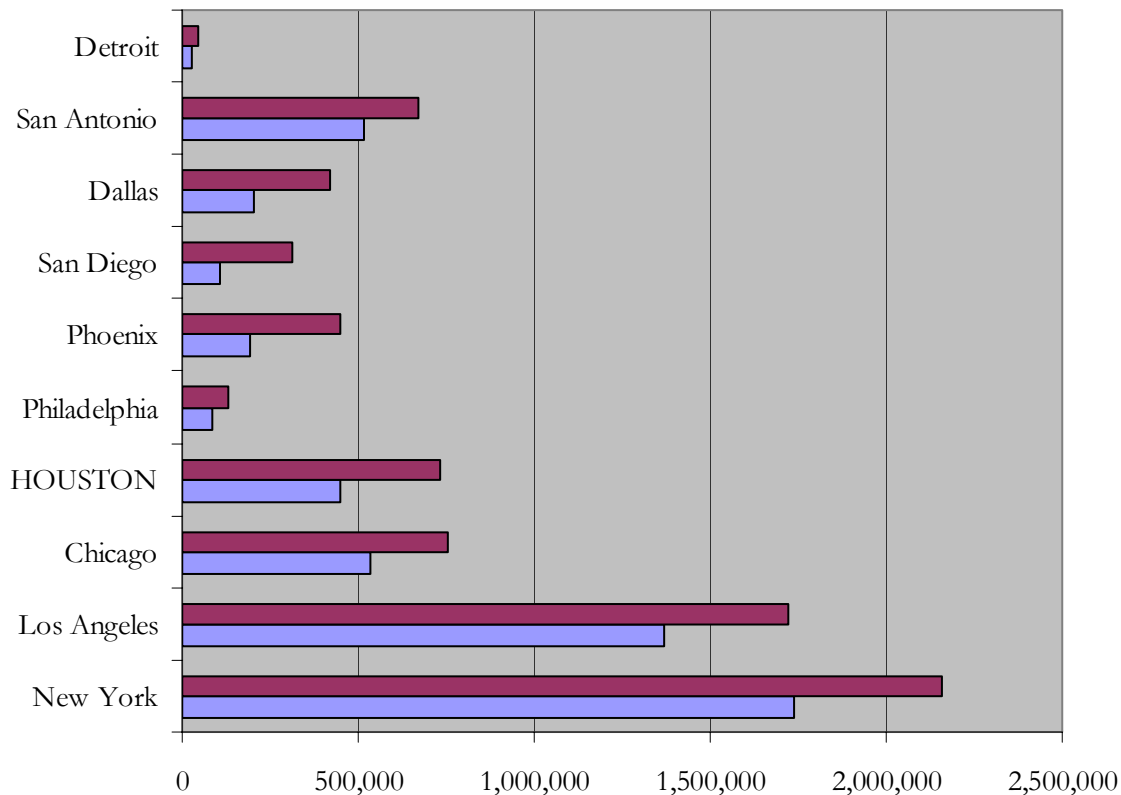


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Overall, cities registering the largest percentage gains were primarily in the South and West. These include Phoenix (34%), San Antonio (22%), Houston (20%), and Dallas (18%). These cities, as well as others such as Los Angeles, achieved their population peak in 2000. In contrast, many cities in the northwest and Midwest lost population over the past decade and were well below their population

peaks that were mostly attained in 1950. These include Philadelphia (-4.3%) and Detroit (-7.5%). Immigrants contribute more than one-quarter of the net increase and minorities two-thirds. Hispanics, and particularly Mexicans, lead the growth in minority households. Figure 1.2 below shows increases in Hispanic population in the ten major US cities, between 1990 and 2000.

Figure 1.2
Hispanic Population Changes for Major U.S. Cities, 1990-2000



The Census 2000 measured 31.1 million (11.1%) foreign-born population in the United States. Over half of the foreign-born population were from Latin America.

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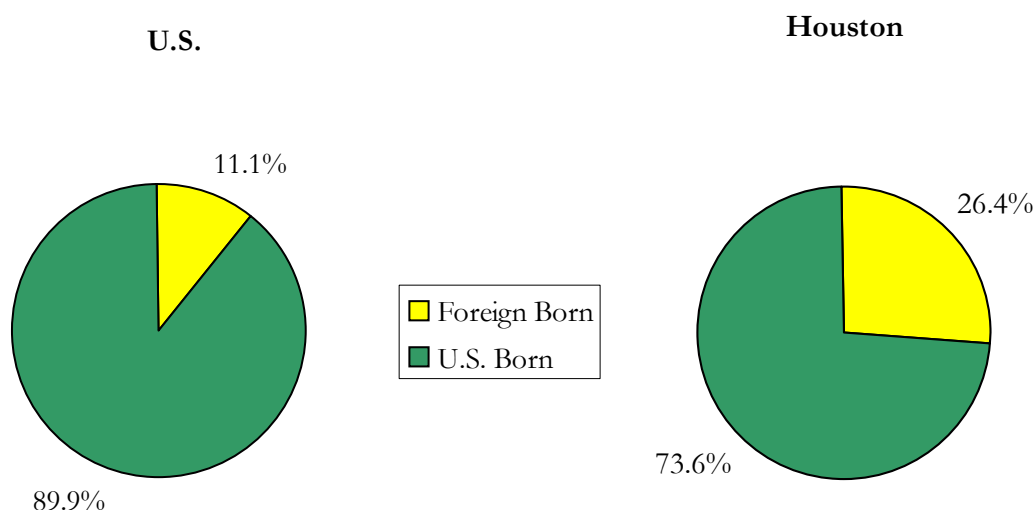
Table 1.2 displays the number and percentages of foreign-born population in the ten largest cities. Houston ranks 3rd in the nation with 26.4% of its population being foreign born.

New York City gained the most in terms of Hispanic and Asian population with about 423,000 persons, followed by Los Angeles with 348,000 and Houston with 280,000.

Table 1.2
Foreign-born Population: Major U.S. Cities

City	1990		2000	
	Foreign-born	% of total	Foreign-born	% of Total
New York	2,082,931	28.45%	2,871,032	35.85%
Los Angeles	1,336,665	38.35%	1,512,720	40.94%
Chicago	469,187	16.85%	628,903	21.72 %
Houston	290,374	17.81%	516,105	26.42 %
Philadelphia	104,814	6.61%	137,205	9.04 %
Phoenix	84,672	8.61%	257,325	19.48 %
San Diego	232,138	20.90%	314,227	25.68 %
Dallas	125,862	12.50%	290,436	24.44 %
San Antonio	87,549	9.35%	133,675	11.68 %
Detroit	34,490	3.36%	45,541	4.79 %

Figure 1.3
Foreign-born Population, 2000



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HOUSEHOLDS

In 2000 there were 717,945 households in Houston, which ranks Houston 4th among U.S. cities for number of households, the same as its rank for population. Across the nation, between 60% and 70% of households are family households with the remaining 30% to 40% non-family households. (Family households are people who are related living together; they usually are mother, father, child, but could also include brothers or sisters living together.) Houston falls in the middle when comparing these measures at both the national and state level. However, Houston has a lower proportion of family households when compared to the county and larger Houston PMSA. Compared to other cities, Houston falls in the middle for female householders

(15.3%) and female householders with children under 18 years (8.8%). Houston has the lowest percentage of older households (householder 65 years and over) of all the nation's largest cities - 6.2%. In Texas however, Austin has a lower percentage (4.6%) as does the area around Houston (PMSA, 5.3%)

When considering race/hispanic origin, as with the rest of the nation, the majority of Hispanic households are family households in Houston.

At a national level, of all races, the highest percentage of population of 'Other' race live in family households. This is true for Houston as well, compared to both the state and the nation. The percentage of Hispanics in family households in Houston is virtually the same as the national level and somewhat below the state-wide Texas level.

Table 1.3
2000 Family Households by Race/Hispanic Origin

Geography	White	Black	Asian	Other	Hispanic*
United States	67.5%	68.3%	75.1%	83.6%	80.7%
State of Texas	70.3%	68.6%	74.8%	83.7%	82.5%
Phoenix	63.9%	62.8%	71.6%	85.1%	83.2%
Los Angeles	56.8%	57.2%	64.3%	85.4%	82.8%
San Diego	55.3%	65.5%	76.8%	82.0%	77.8%
Chicago	50.7%	66.5%	61.9%	84.7%	82.4%
Detroit	50.9%	67.8%	71.1%	78.5%	75.9%
New York	53.7%	66.0%	73.8%	79.9%	74.8%
Philadelphia	55.1%	64.3%	66.0%	78.1%	74.6%
Houston	58.8%	65.5%	70.2%	82.7%	80.6%
Dallas	52.3%	65.1%	61.7%	83.7%	81.4%
San Antonio	68.2%	64.4%	64.3%	78.6%	76.8%
Austin	50.0%	62.8%	52.6%	72.8%	70.1%
El Paso	77.1%	69.3%	64.3%	85.9%	82.8%
Fort Worth	61.8%	68.1%	70.5%	84.8%	83.2%
Houston, TX PMSA	69.6%	69.3%	79.7%	84.9%	83.4%

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Table 1.4
Census 2000: Households and Families

Nation

Cities	Total Households	Family Households	Non-Family Households	Married Couple Family	Female Householder		Householder 65 years and over
					No Husband Present	With Own Children Under 18 Years	
Phoenix	465,834	66.0%	34.0%	46.9%	12.9%	8.1%	6.3%
Los Angeles	1,275,412	62.6%	37.4%	41.9%	14.5%	8.2%	7.4%
San Diego	450,691	60.2%	39.8%	44.6%	11.4%	6.5%	7.4%
Chicago	1,061,928	59.6%	40.4%	35.1%	18.9%	10.0%	8.7%
Detroit	336,428	64.9%	35.1%	26.7%	31.6%	18.6%	9.2%
New York	3,021,588	61.3%	38.7%	37.2%	19.1%	10.3%	9.9%
Philadelphia	590,071	59.7%	40.3%	32.1%	22.3%	11.8%	11.9%
Dallas	451,833	59.0%	41.0%	38.8%	14.9%	8.8%	6.5%
Houston	717,945	63.7%	36.3%	43.2%	15.3%	8.8%	6.2%
San Antonio	405,474	69.3%	30.7%	48.1%	16.4%	9.5%	7.6%
United States	105,480,101	68.1%	31.9%	51.7%	12.2%	7.2%	9.2%

State

Cities	Total Households	Family Households	Non-Family Households	Married Couple Family	Female Householder		Householder 65 years and over
					No Husband Present	With Own Children Under 18 Years	
Austin	265,649	53.3%	46.7%	38.1%	10.8%	6.5%	4.6%
Dallas	451,833	59.0%	41.0%	38.8%	14.9%	8.8%	6.5%
El Paso	182,063	77.5%	22.5%	54.6%	18.5%	10.6%	7.2%
Fort Worth	195,078	65.4%	34.6%	45.8%	14.7%	8.7%	7.7%
Houston	717,945	63.7%	36.3%	43.2%	15.3%	8.8%	6.2%
San Antonio	405,474	69.3%	30.7%	48.1%	16.4%	9.5%	7.6%
Texas State	7,393,354	71.0%	29.0%	54.0%	12.7%	7.6%	7.3%

Region

Cities	Total Households	Family Households	Non-Family Households	Married Couple Family	Female Householder		Householder 65 years and over
					No Husband Present	With Own Children Under 18 Years	
Houston	717,945	63.7%	36.3%	43.2%	15.3%	8.8%	6.2%
Harris County	1,205,516	69.2%	30.8%	50.6%	13.7%	8.3%	5.3%
Houston PMSA	1,462,665	71.1%	28.9%	53.2%	13.2%	7.9%	5.3%

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Married-couple family households with children under 18 years generally make up lower percentages of the population in large cities than the United States as a whole. For 2000 in Houston, 9% of households were headed by

female single parents. This figure is similar to most of the nation's 10 largest cities except for Detroit, which stands apart with 19% of households headed by single females with children under 18 years.

Table 1.5
2000 Married-couple Family Households by Race/Hispanic origin,
with own children under 18 years

Geography	White	Black	Asian	Other	Hispanic*
United States	24.1%	16.7%	35.9%	41.0%	37.2%
State of Texas	27.0%	19.0%	40.1%	43.6%	40.2%
Phoenix	22.9%	16.6%	34.5%	44.9%	41.8%
Los Angeles	20.2%	10.1%	23.6%	42.4%	40.2%
San Diego	18.7%	18.7%	35.3%	39.3%	35.9%
Chicago	17.1%	10.4%	24.5%	43.5%	41.2%
Detroit	12.5%	12.1%	39.1%	35.9%	32.4%
New York city	16.4%	13.8%	33.5%	25.2%	22.3%
Philadelphia	15.2%	10.3%	29.4%	22.8%	21.8%
Houston	21.6%	14.3%	31.5%	43.5%	41.4%
Dallas	18.0%	13.1%	26.8%	46.7%	43.8%
San Antonio	23.8%	16.3%	32.2%	33.1%	29.3%
Austin	17.5%	14.2%	26.0%	32.4%	30.6%
El Paso	29.4%	29.2%	31.2%	38.7%	34.2%
Fort Worth	27.3%	22.3%	65.5%	62.7%	53.6%
Houston, TX PMSA	30.5%	27.3%	56.3%	66.5%	53.8%

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Figure 1.4
Married Couple Family Households (With Children Under 18 Years)

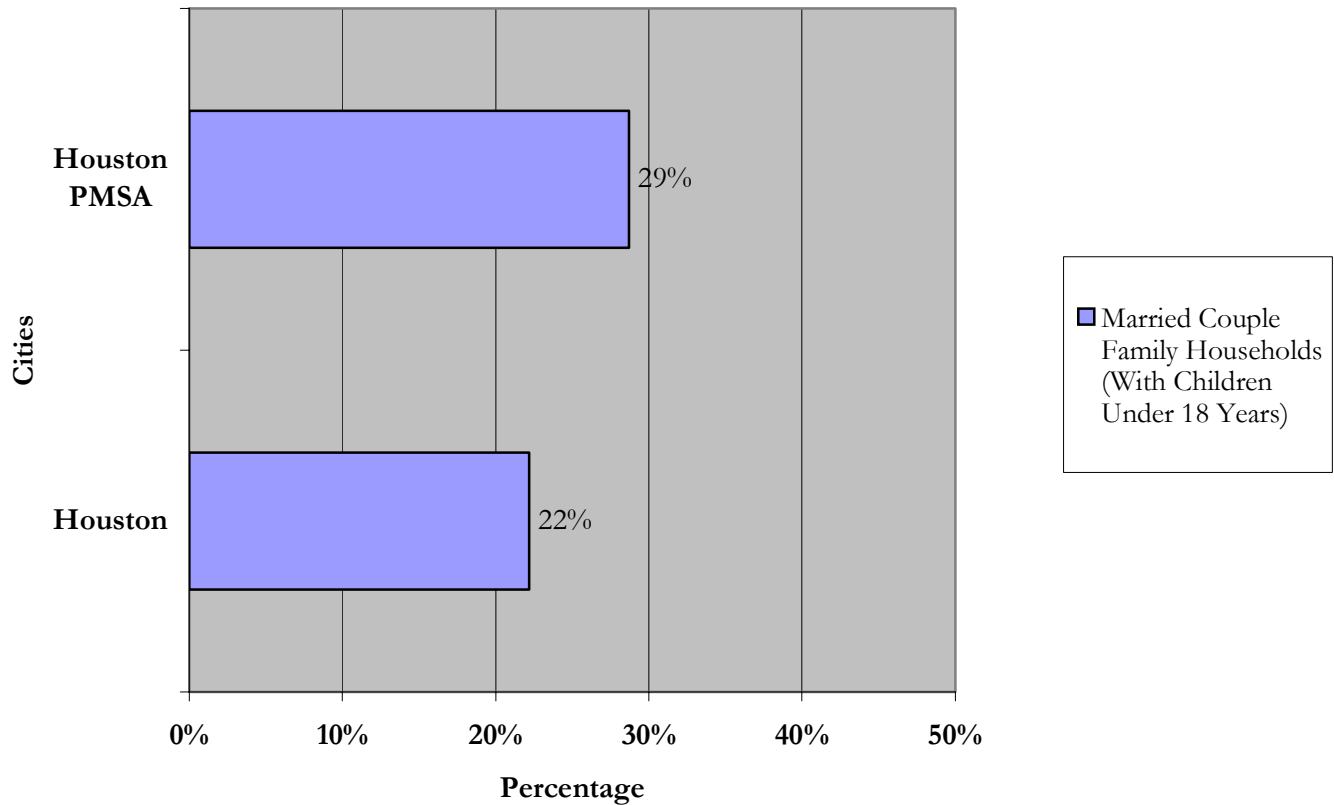
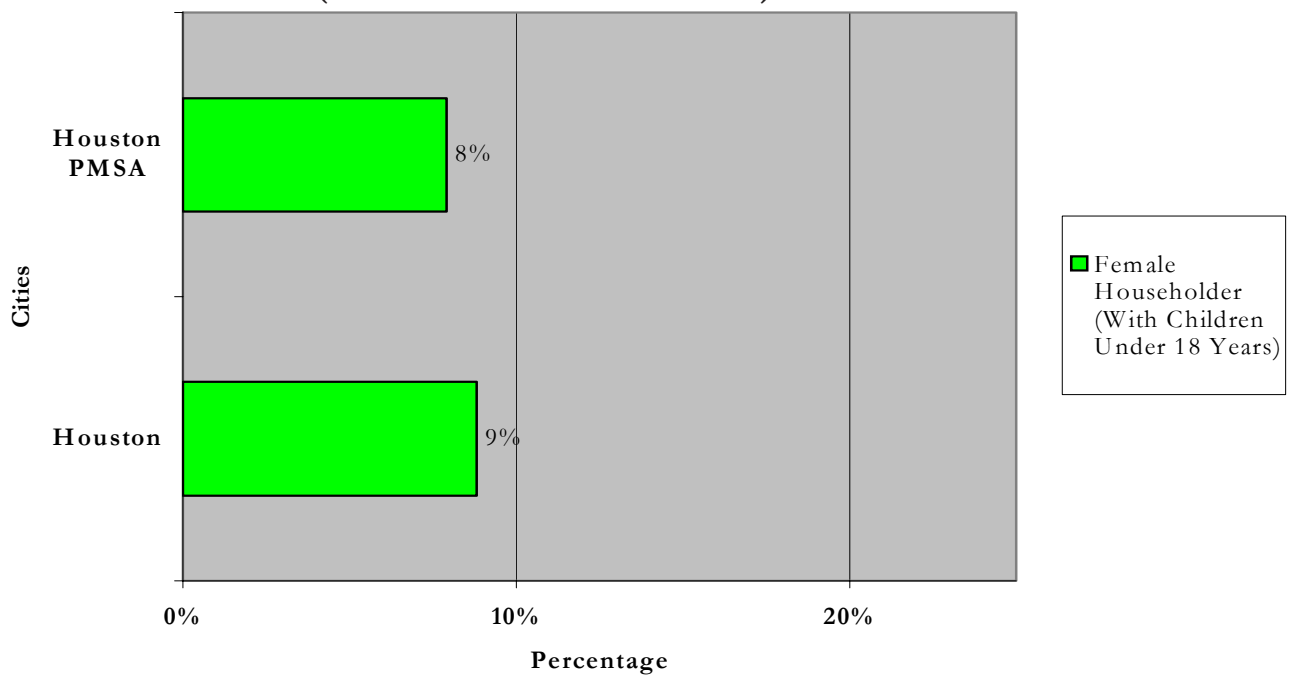


Figure 1.5
Female Householder (With Children Under 18 Years)



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Table 1.6
2000 Female-headed Family Households by Race/Hispanic Origin,
with own children under 18 years

Geography	White	Black	Asian	Other	Hispanic*
United States	4.9%	19.2%	4.1%	13.3%	11.5%
State of Texas	5.5%	17.8%	3.8%	11.0%	10.2%
Phoenix	6.2%	16.8%	5.0%	12.2%	11.8%
Los Angeles	4.9%	16.7%	3.9%	14.0%	12.4%
San Diego	4.5%	15.3%	5.6%	14.8%	13.0%
Chicago	3.3%	19.9%	2.5%	10.9%	9.9%
Detroit	6.1%	21.3%	3.4%	12.1%	12.3%
New York	4.5%	19.2%	3.1%	22.1%	19.0%
Philadelphia	5.1%	19.8%	5.1%	25.8%	22.8%
Houston	4.5%	17.6%	3.6%	10.6%	9.5%
Dallas	3.9%	19.2%	3.7%	9.8%	8.8%
San Antonio	7.5%	15.9%	5.1%	13.7%	12.1%
Austin	4.4%	17.3%	2.1%	11.0%	10.3%
El Paso	9.2%	8.6%	8.4%	15.1%	12.5%
Fort Worth	5.1%	20.0%	4.5%	10.2%	10.1%
Houston, TX PMSA	5.0%	17.5%	3.6%	10.0%	9.0%

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INCOME

There are several ways of examining income for households (unrelated people living together), family (related people living together),

and per capita income (total income divided by total number of people for an area). In both 1990 and 2000, Houston ranked in the bottom half (6th or 7th of the 10 largest cities by population) in each of these income measures.

Table 1.7

1990/2000 Median Household/Family/Per Capita Income: Major U.S. and Texas Cities

City	Median Household Income		Median Family Income		Per Capita Income	
	1990*	2000	1990*	2000	1990*	2000
Phoenix	\$39,705	\$41,207	\$46,321	\$46,467	\$19,108	\$19,833
New York	\$38,643	\$38,293	\$44,522	\$41,887	\$21,096	\$22,402
Los Angeles	\$40,036	\$36,687	\$44,488	\$39,942	\$20,957	\$20,671
San Diego	\$44,571	\$45,733	\$52,023	\$53,060	\$21,701	\$23,609
Chicago	\$35,433	\$38,625	\$41,368	\$42,724	\$17,378	\$20,175
Detroit	\$25,117	\$29,526	\$30,242	\$33,853	\$12,655	\$14,717
Philadelphia	\$32,964	\$30,746	\$40,382	\$37,036	\$16,200	\$16,509
Houston	\$34,224	\$36,616	\$39,420	\$40,443	\$18,586	\$20,101
Dallas	\$36,345	\$37,628	\$42,210	\$40,921	\$21,551	\$22,183
San Antonio	\$31,445	\$36,214	\$35,847	\$41,331	\$14,512	\$17,487
Austin	\$33,359	\$42,689	\$43,949	\$54,091	\$18,764	\$24,163
El Paso	\$30,795	\$32,124	\$33,022	\$35,432	\$12,605	\$14,388
Fort Worth	\$35,100	\$37,074	\$40,944	\$42,939	\$17,402	\$18,800
State of Texas	\$35,777	\$39,927	\$41,785	\$45,861	\$17,089	\$19,617

**Note: 1990 incomes have been adjusted for inflation.*

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Figure 1.6
Median Family Income: Major U.S. Cities

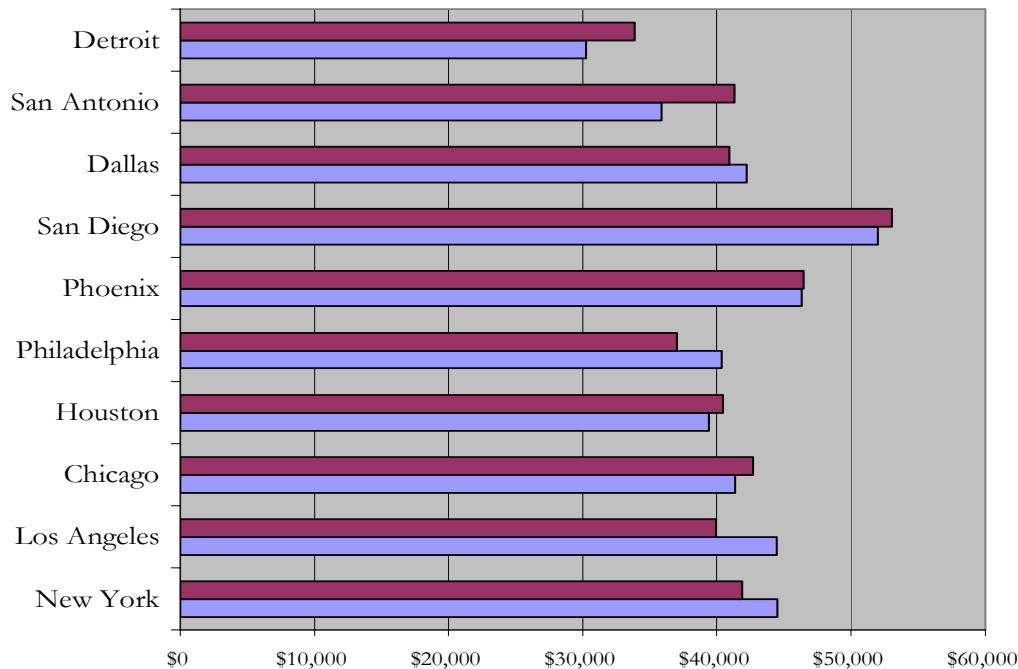
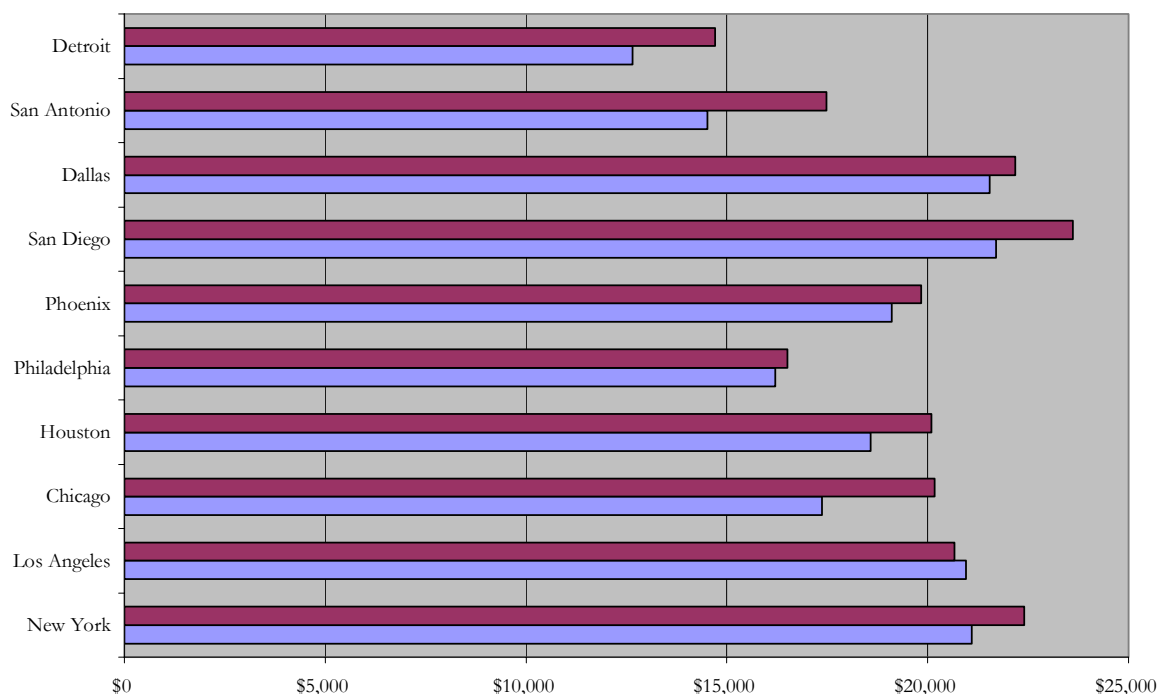


Figure 1.7
Per Capita Income: Major U.S. Cities



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Throughout the nation, White households tend to have the highest household incomes followed by Asian households. Houston is no exception. Hispanic household income in Houston falls in the middle when compared to the same population in other large cities. (See Table 1.8.)

As with the other measures of income, in all of the major cities considered, White households and Asian households tend to have higher per capita incomes while Black households and those in the “Other” race have lower per capita incomes. Those of Hispanic origin tend to have especially low per capita incomes. This trend holds true in Houston. (See Table 1.9.)

An important component of income is supplemental income. Supplemental income can include Social Security Income, Public Assistance, or retirement income and provides insights about the population on a fixed income or in need of public assistance. About 30.1% of all households in Houston receive some type of supplemental income. Houston ranks second lowest behind only Dallas in this category (See Table 75.10).

Table 1.8
2000 Median Household Income by Race: Major U.S. and Texas Cities

Cities	Median Household Income in 1999				
	White	Black	Asian	Other	Hispanic*
Phoenix	\$44,345	\$30,276	\$40,685	\$31,333	\$31,062
Los Angeles	\$44,841	\$27,310	\$36,947	\$28,678	\$28,759
San Diego	\$49,987	\$34,539	\$50,540	\$31,335	\$31,022
Chicago	\$46,680	\$29,086	\$40,339	\$36,023	\$36,543
Detroit	\$29,402	\$29,647	\$31,296	\$27,613	\$30,270
New York	\$46,534	\$31,058	\$40,545	\$28,378	\$27,757
Philadelphia	\$36,512	\$26,217	\$27,602	\$22,291	\$20,762
Dallas	\$45,070	\$27,375	\$43,038	\$31,943	\$31,575
Houston	\$44,625	\$27,577	\$40,248	\$29,435	\$29,650
San Antonio	\$39,472	\$29,598	\$36,096	\$29,494	\$30,468
Austin	\$47,026	\$31,952	\$40,768	\$33,985	\$35,632
El Paso	\$33,330	\$35,728	\$32,776	\$27,543	\$27,386
Fort Worth	\$41,253	\$26,649	\$44,878	\$33,453	\$32,671

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Table 1.9

2000 Per Capita Income by Race/Hispanic Origin: Major U.S. and Texas Cities

Cities	Per Capita Income in 1999				
	White	Black	Asian	Other	Hispanic*
Phoenix	\$23,185	\$15,175	\$18,126	\$9,418	\$9,484
Los Angeles	\$29,036	\$16,772	\$19,191	\$10,335	\$10,070
San Diego	\$29,502	\$16,694	\$18,193	\$10,975	\$11,430
Chicago	\$29,174	\$13,799	\$19,448	\$11,806	\$11,801
Detroit	\$17,329	\$14,571	\$13,452	\$10,926	\$10,938
New York	\$31,991	\$15,294	\$18,411	\$11,801	\$12,206
Philadelphia	\$21,293	\$13,145	\$12,270	\$9,452	\$8,969
Dallas	\$31,140	\$13,939	\$21,919	\$10,268	\$10,173
Houston	\$27,365	\$13,772	\$18,928	\$10,558	\$10,640
San Antonio	\$19,832	\$15,869	\$18,390	\$10,995	\$12,140
Austin	28,958	16,633	21,502	12,635	13,252
El Paso	15,490	16,871	16,838	10,067	10,955
Fort Worth	22,890	13,838	18,566	10,220	10,486

Table 1.10

Households with Supplemental Income in 2000

Geography	Households: Total	Households: With Social Security income	Households: With Public Assistance income	Households: With Retirement income	Total % of HH with Supplemental income
United States	105,539,122	25.7%	3.4%	16.7%	45.8%
State of Texas	7,397,294	21.6%	3.2%	13.2%	37.9%
Phoenix	466,114	19.1%	2.9%	12.0%	34.0%
Los Angeles	1,276,609	18.4%	6.9%	10.4%	35.7%
San Diego	451,126	20.1%	3.9%	16.1%	40.2%
Chicago	1,061,964	21.6%	6.9%	12.2%	40.8%
Detroit	336,482	26.7%	11.4%	18.1%	56.1%
New York city	3,022,477	22.3%	7.5%	12.4%	42.2%
Philadelphia	590,283	28.5%	8.7%	17.4%	54.7%
Houston	718,897	17.4%	3.0%	9.7%	30.1%
Dallas	452,009	17.3%	2.9%	9.2%	29.4%
San Antonio	405,887	22.6%	3.9%	17.1%	43.7%
Austin	265,594	12.8%	1.8%	10.1%	24.7%
El Paso	182,237	24.8%	6.2%	15.7%	46.8%
Fort Worth	195,309	20.4%	3.1%	12.2%	35.7%
Houston, TX PMSA	1,463,983	16.5%	2.4%	9.9%	28.8%

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Figure 1.8
Households with Retirement Income

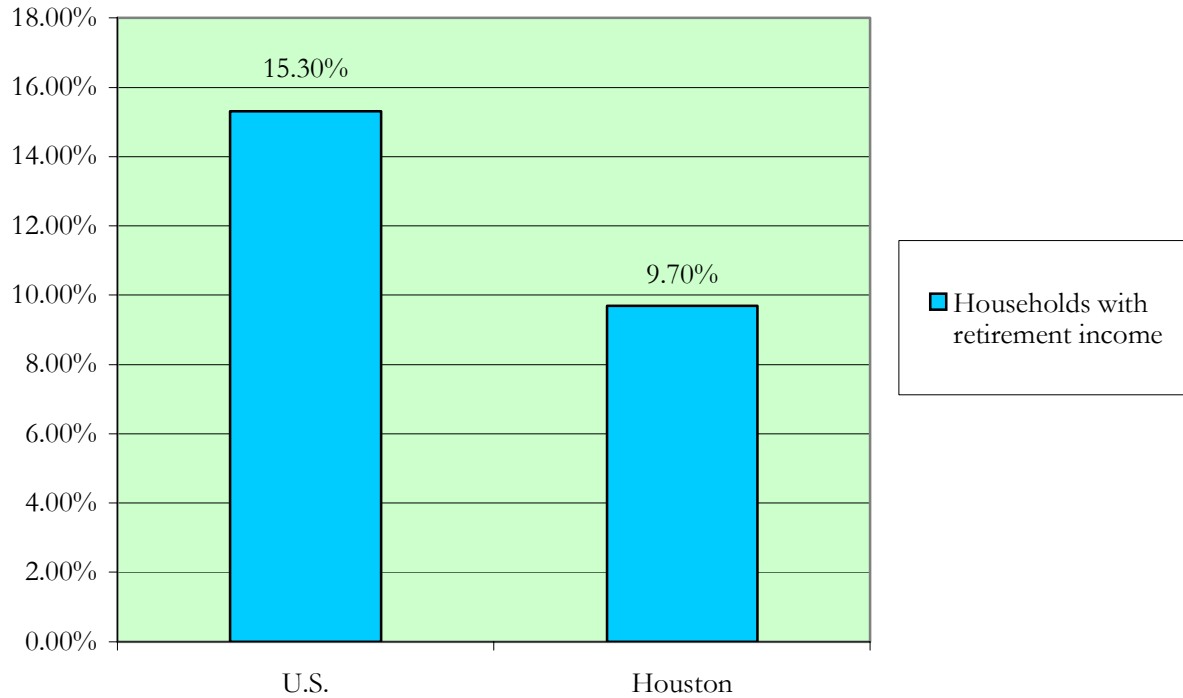
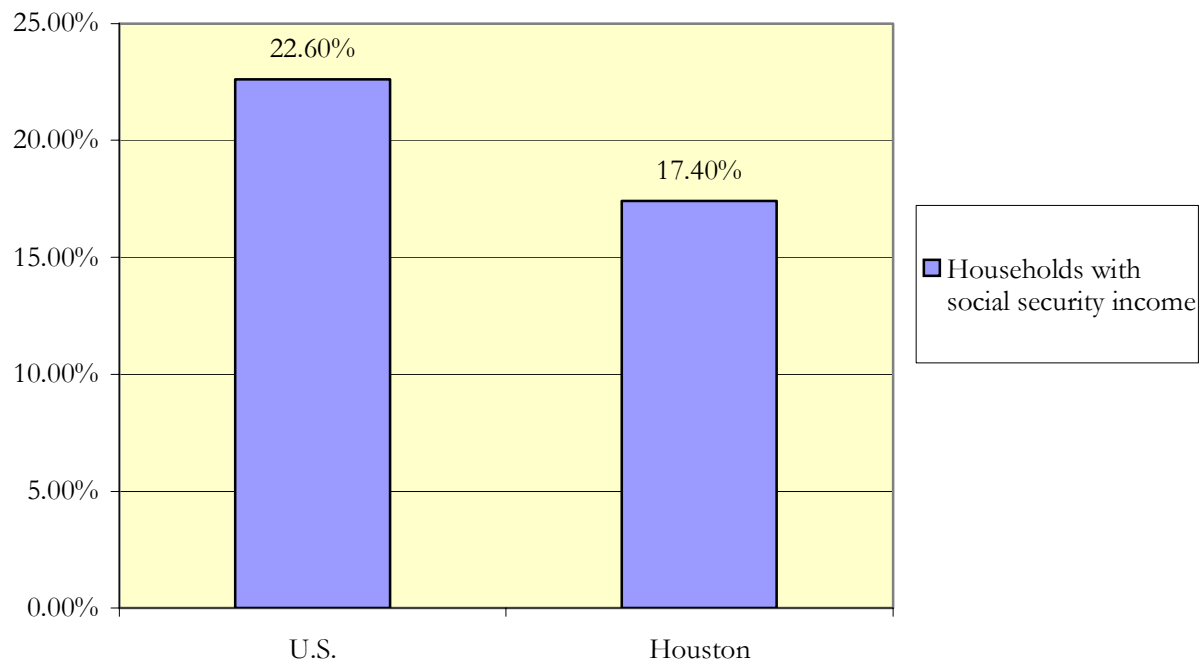


Figure 1.9
Households with Social Security Income



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POVERTY

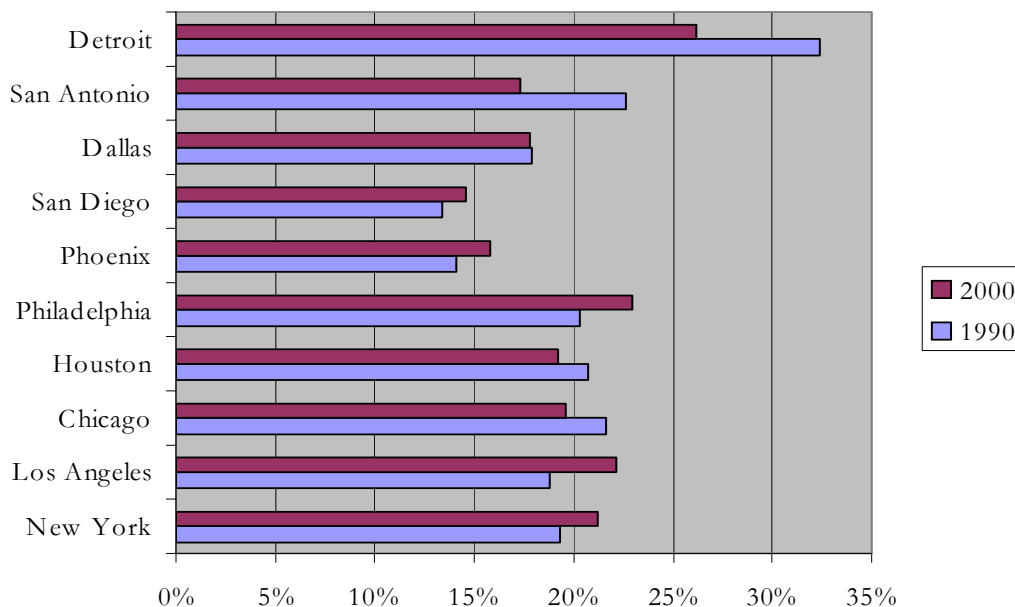
The Census Bureau calculates poverty status by using 48 thresholds (income cutoffs) based on

family size (from 1 person to 9 or more people), and number of family members under 18 years old (from no children present to 8 or more children present). The total number of people

Table 1.11
Poverty Levels: U.S. and Texas Cities

City	% Individuals Below Poverty Level	
	1990	2000
Phoenix	14.1%	15.8%
New York	19.3%	21.2%
Los Angeles	18.8%	22.1%
San Diego	13.4%	14.6%
Chicago	21.6%	19.6%
Detroit	32.4%	26.1%
Philadelphia	20.3%	22.9%
Houston	20.7%	19.2%
Dallas	17.9%	17.8%
San Antonio	22.6%	17.3%
Austin	17.9%	14.4%
El Paso	25.3%	22.2%
Fort Worth	17.4%	15.9%

Figure 1.10
Major U.S. Cities Comparison: Individuals Below Poverty Level



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below the poverty level is the sum of the number of people in poor families and the number of unrelated individuals with incomes below the poverty threshold.

Among the ten largest cities, only Houston and Chicago registered a decrease in the percentage of persons in poverty. Houston ranks 6th in this category behind Chicago, New York, Los Angeles, Philadelphia and Detroit. Houston's poverty level declined between 1990 and 2000

but remained higher than the state of Texas. Houston ranked 3rd among the State's largest cities in poverty levels.

Of Black married-couple families, 5.4% had incomes below poverty level — the highest percentage for Black families in the nation among the largest ten cities and the 5 major Texas cities.

Table 1.12
Poverty Status of Married-couple Family Households by Race

Geography	White	Black	Asian	Other
United States	3.8%	4.5%	6.7%	9.4%
State of Texas	6.1%	4.9%	6.8%	12.3%
Phoenix	4.5%	4.8%	6.6%	13.9%
Los Angeles	8.5%	4.9%	8.3%	14.6%
San Diego	3.8%	3.8%	5.8%	11.6%
Chicago	5.7%	4.7%	10.2%	9.6%
Detroit	8.6%	3.8%	12.0%	13.0%
New York	7.7%	4.9%	13.0%	9.1%
Philadelphia	5.3%	4.4%	16.0%	11.0%
Houston	7.4%	5.4%	6.4%	8.2%
Dallas	6.5%	4.3%	9.3%	13.2%
San Antonio	6.1%	4.2%	10.6%	12.0%
Austin	2.8%	2.6%	8.0%	17.7%
El Paso	11.4%	4.7%	8.8%	20.3%
Fort Worth	4.7%	4.7%	6.4%	18.9%
Houston, TX PMSA	4.7%	4.7%	-6.7%	-22.7%

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Only Phoenix (6.6%), San Diego (5.8%) and Houston (6.4%) have registered lowest percentages for Asian families in the Nation.

For married-couple White families with incomes below poverty level, Houston ranked 4th among the ten largest cities with 7.4%, higher

than the nation (3.8%) and the state (6.1%); but 2nd highest among the 5 Texas cities.

Houston's Hispanic families with incomes below poverty level (15.1%) is second only to Los Angeles' (15.4%) and higher than the nation (10.7%), and the State of Texas (14.5%).

Table 1.13
Poverty Status of Married-couple Family
Households by Hispanic Origin

Geography	Hispanic
United States	10.7%
State of Texas	14.5%
Phoenix	14.8%
Los Angeles	15.4%
San Diego	12.7%
Chicago	10.3%
Detroit	12.5%
New York	8.9%
Philadelphia	12.4%
Houston	15.1%
Dallas	14.2%
San Antonio	10.0%
Austin	8.4%
El Paso	14.4%
Fort Worth	12.3%
Houston, TX PMSA	13.0%

Chapter 1: How We Compare

LABOR FORCE

Houston has a high percentage (65.1%) of the population in the labor force compared to

other major cities; only Phoenix and Los Angeles have higher percentages. Houston had the second lowest unemployment rate of the largest cities at 6.7%.

Table 1.14
2000 Labor Force Status: Major U.S. Cities and Harris County

Geography	Labor Force	Not in Labor Force	In Labor Force	
			Employed	Un-Employed
United States	63.9%	36.1%	93.4%	6.6%
State of Texas	63.6%	36.4%	92.9%	7.1%
Phoenix	66.4%	33.6%	94.2%	5.8%
New York	60.2%	39.8%	90.6%	9.4%
Los Angeles	65.7%	34.3%	88.5%	11.5%
San Diego	61.3%	38.7%	89.8%	10.2%
Chicago	56.3%	43.7%	86.1%	13.9%
Detroit	57.8%	42.2%	90.4%	9.6%
Philadelphia	55.9%	44.1%	89.0%	11.0%
Houston	65.1%	34.9%	93.3%	6.7%
Dallas	63.2%	36.8%	92.3%	7.7%
San Antonio	62.7%	37.3%	91.4%	8.6%
Austin	71.9%	28.1%	95.5%	4.5%
El Paso	57.1%	42.9%	88.9%	11.1%
Fort Worth	64.3%	35.7%	93.5%	6.5%
Houston, TX PMSA	65.7%	34.3%	93.7%	6.3%

Chapter 1: How We Compare

HOUSING

Compared to other major U.S. cities, Houston's housing supply has been regarded as abundant, diverse, newer and more affordable (*Source: Houston Consolidated Plan for 1995*). Between 1990 and 2000, Houston's total housing units increased by 7.7% or 55,574 units to 782,009 in 2000. This increase ranked Houston 3rd as compared to the ten largest cities and first among major Texas cities for increase in housing units.

HOUSING LOCATION

Housing proximity to work is another important consideration in any assessment of housing availability and housing choice for the working-age population of urban cities. One factor impacting housing choice is travel time to work as workers trade off increased commute times for larger or more affordable homes.

All the major US cities, except San Diego and San Antonio have greater proportions of work-

Table 1.15
2000 Commute Time to Work: Major U.S. and Texas Cities

Geography	Workers 16 years and over: Did not work at home	Travel time to work <30 mins	Travel time to work 30 to 59 mins	Travel time to work 60+ mins
United States	124,095,005	65.5%	26.5%	8.0%
State of Texas	8,905,851	64.7%	28.1%	7.2%
Phoenix	579,656	61.0%	33.0%	6.1%
Los Angeles	1,433,200	54.5%	35.0%	10.6%
San Diego	556,990	71.3%	24.2%	4.6%
Chicago	1,163,974	41.1%	43.0%	16.0%
Detroit	313,642	60.4%	31.5%	8.1%
New York city	3,099,919	34.5%	41.0%	24.5%
Philadelphia	559,009	49.4%	37.9%	12.7%
Houston	821,980	58.1%	34.4%	7.5%
Dallas	521,987	60.0%	33.2%	6.8%
San Antonio	480,760	69.2%	26.2%	4.5%
Austin	341,080	72.2%	23.7%	4.2%
El Paso	203,568	73.3%	23.3%	3.4%
Fort Worth	230,900	67.3%	26.4%	6.2%
Houston, TX PMSA	1,817,627	54.2%	36.6%	9.3%

Chapter 1: How We Compare

Figure 1.11
Census 2000: Travel Time To Work

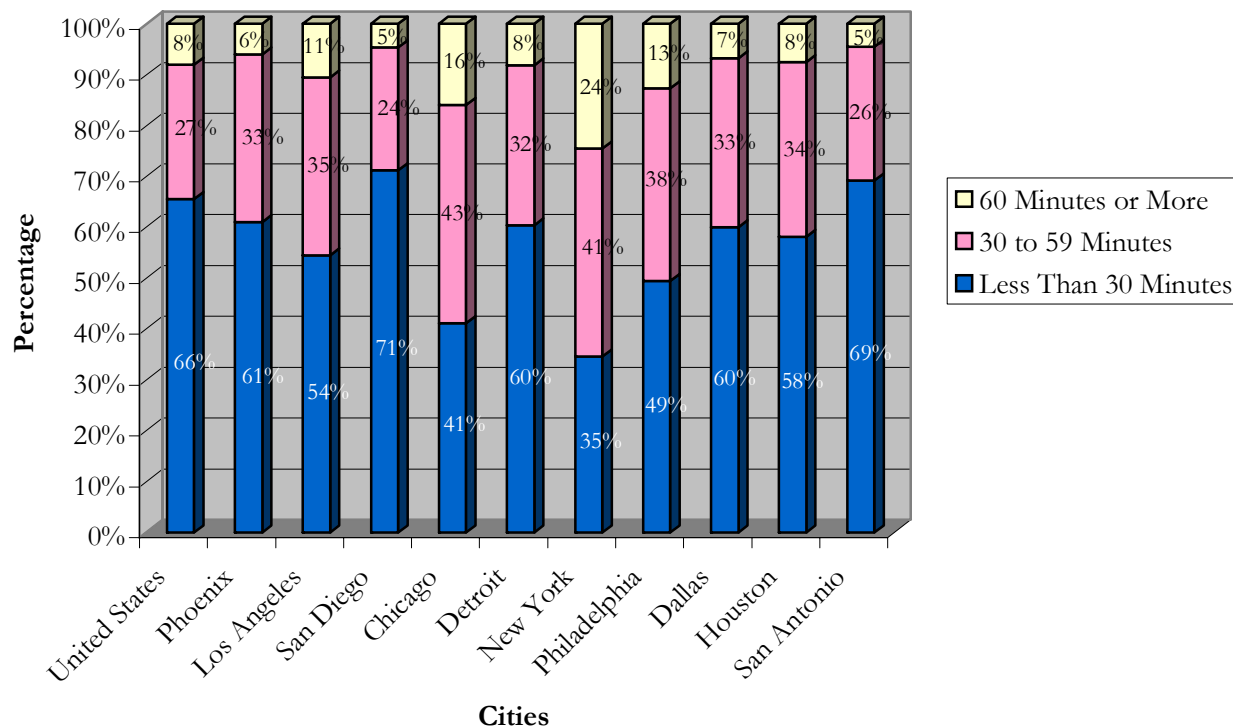
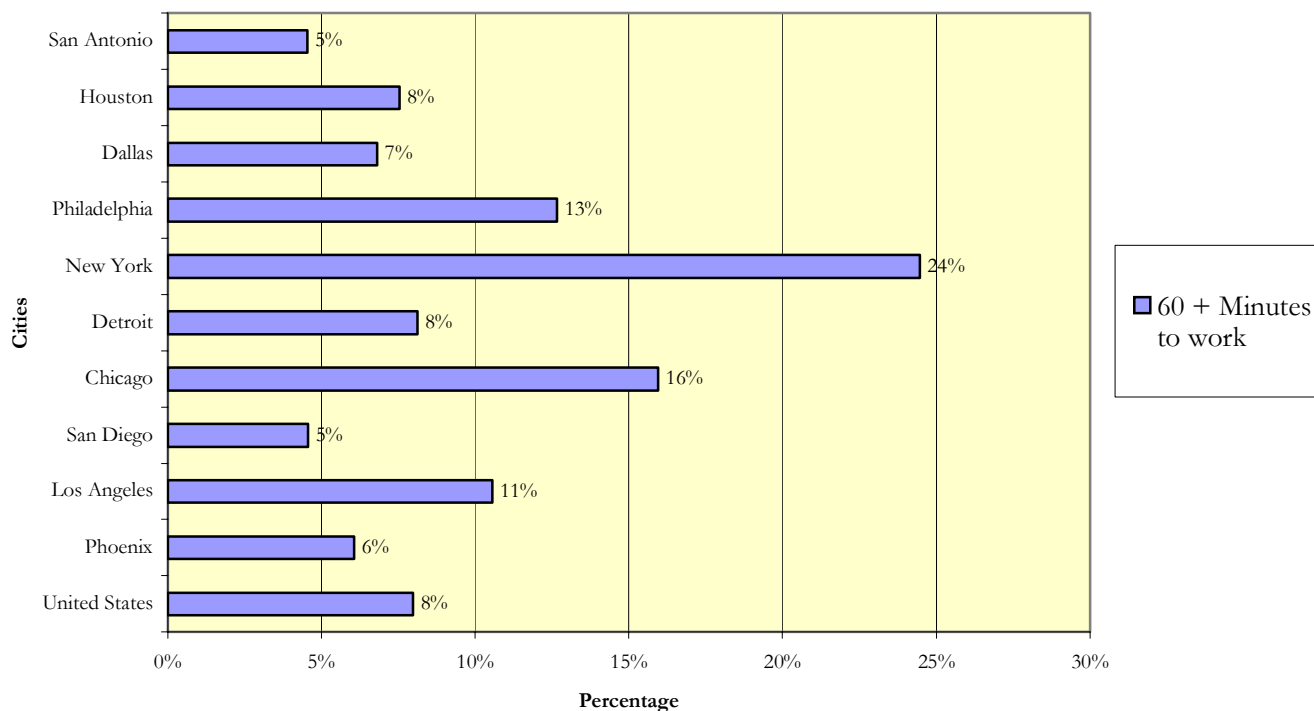


Figure 1.12
Travel Time To Work



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ers than the national average (26.5%) spending between 30 and 59 minutes, one way, commuting from home to work. (See Figure 75.11). Houston's 34.4% ranks 5th among the ten major US cities and 1st among the six Texas cities. New York City has both the lowest percentage of working population (34.5%) commuting less than 30 minutes from home to work, and the highest percentage (24.5%) of the same population commuting more than 60 minutes one way.

Compared to other large cities across the nation Houston has among the highest proportion of workers driving to work alone with 71.8% in this category. However this is somewhat below other large Texas cities for workers

driving alone. Conversely, Houston falls towards the bottom nationally for workers using public transit, but is above other large Texas cities. Regardless of the mode of travel, Houstonians spend less time getting to work than workers in places like New York and Chicago but more time than workers in San Antonio and San Diego.

The Census collects information to determine whether households have access to vehicles and therefore are/ are not totally dependent on public transit, carpooling, etc. for their transportation needs. Generally, Houstonians are as likely to have access to a vehicle as residents of other similar large cities across the country. Only very dense and transit dependent cities

Table 1.16
2000 Trip to Work: Major U.S. and Texas Cities

Cities	Drive Alone	Carpool	Public Transport	Other	Mean Travel Time to Work (in minutes)
United States	75.7%	12.2%	4.7%	4.1%	25.5
State of Texas	77.7%	14.5%	1.9%	3.1%	25.4
Phoenix	71.7%	17.4%	3.3%	4.4%	26.1
Los Angeles	65.7%	14.7%	10.2%	5.2%	29.6
San Diego	74.0%	12.2%	4.2%	5.6%	23.2
Chicago	50.1%	14.5%	26.1%	6.9%	35.2
Detroit	68.6%	17.1%	8.7%	3.9%	28.4
New York	24.9%	8.0%	52.8%	11.5%	40.0
Philadelphia	49.2%	12.8%	25.4%	10.6%	32.0
Houston	71.8%	15.9%	5.9%	4.0%	27.4
Dallas	70.8%	17.8%	5.5%	3.2%	26.9
San Antonio	75.6%	15.2%	3.8%	3.3%	23.8
Austin	73.6%	13.9%	4.5%	4.6%	22.4
El Paso	76.5%	15.8%	2.3%	3.1%	22.4
Fort Worth	77.0%	16.7%	1.5%	2.8%	24.6

Sources: Compiled from Texas Transportation Institute (TTI) data

Chapter 1: How We Compare

such as New York, Philadelphia, and Chicago differ greatly in this regard. Across the country White and Asian households are most likely to

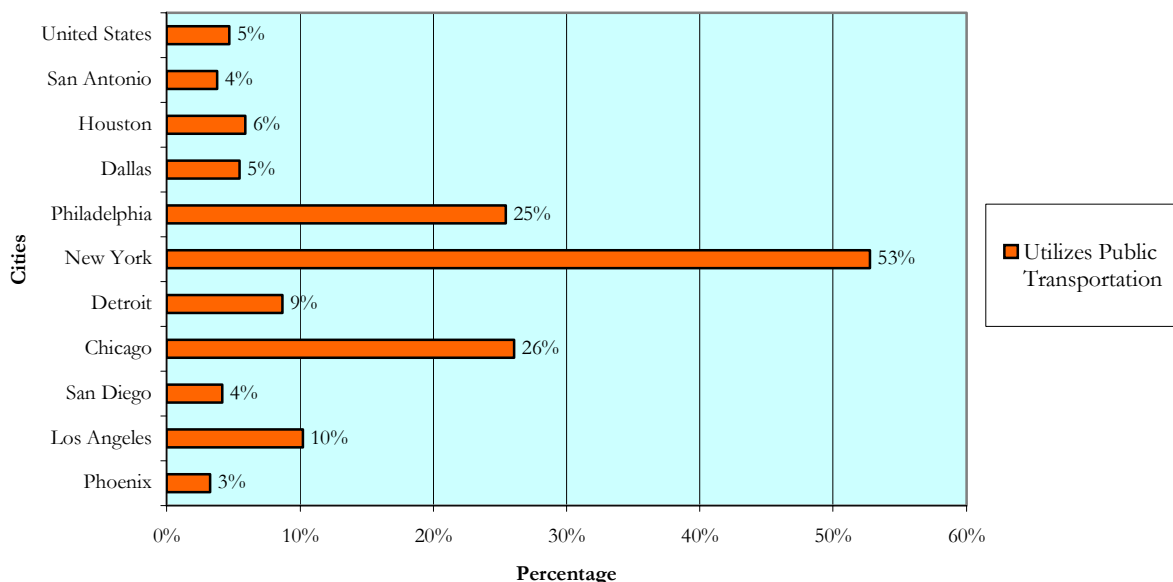
have access to a vehicle, while Black and “Other” households are least likely to have access to a vehicle. This trend holds true in Houston.

Table 1.17

2000 Vehicles Available by Race/Hispanic Origin of Householder: Major U.S. and Texas Cities

Cities	White		Black		Asian		Other		Hispanic*	
	No Vehicle	One Or More Vehicles at Home	No Vehicle	One Or More Vehicles at Home	No Vehicle	One Or More Vehicles at Home	No Vehicle	One Or More Vehicles at Home	No Vehicle	One Or More Vehicles at Home
Phoenix	8%	92%	18%	82%	12%	88%	12%	88%	13%	87%
Los Angeles	12%	88%	25%	75%	15%	85%	23%	77%	23%	77%
San Diego	8%	92%	18%	82%	7%	93%	15%	85%	16%	84%
Chicago	24%	76%	38%	62%	27%	73%	23%	77%	23%	77%
Detroit	19%	81%	23%	77%	16%	84%	19%	81%	17%	83%
New York	52%	48%	61%	39%	50%	50%	65%	35%	66%	34%
Philadelphia	27%	73%	45%	55%	36%	64%	41%	59%	42%	58%
Houston	8%	92%	19%	81%	9%	91%	13%	87%	14%	86%
Dallas	7%	93%	20%	80%	8%	92%	11%	89%	12%	88%
San Antonio	9%	91%	17%	83%	9%	91%	13%	87%	13%	87%
Austin	6%	94%	16%	84%	9%	91%	12%	88%	12%	88%
El Paso	11%	89%	9%	91%	11%	89%	12%	88%	13%	87%
Fort Worth	6%	94%	17%	83%	8%	92%	8%	92%	9%	91%

Figure 1.13
Means of Transportation



Chapter 1: How We Compare

DIVERSITY

Houston's population in 2000 was 1,954,848 people, with 26.42% foreign born and 19.2% born outside the State of Texas. Most racial/ethnic groups were in the middle-income range; however, the percentages of Black and Hispanic households with incomes below \$25,000 (35% and 42%, respectively) were greater than the percentage for White households. Of all races, Black families have the highest proportion (15%) in the lowest income category (less than \$10,000).

Of the total number of homeowners in Houston in 2000, 63% are White, 10% Hispanic, 22% Black and 5% Asian. Between 1990 and 2000, most of the City's housing growth was a result of housing construction outside the inner-city neighborhoods.

Across the major cities in the United States, the rate of minority owner-households decreased slightly between 1990 and 2000, as White ownership increased, except in Detroit and Philadelphia where that trend is reversed dramatically and moderately, respectively. Minority home ownership rates for Houston and New York increased moderately within the period.

Table 1.18
Census 2000: Minority Housing
Occupied Housing Units: Owner and Renter Occupied

Cities	Owner Occupied		Renter Occupied	
	White %	Minority %	White %	Minority %
United States	82.1%	17.9%	61.1%	38.9%
Texas	67.3%	32.7%	49.0%	51.0%
Phoenix	75.3%	24.7%	55.9%	44.1%
Los Angeles	54.5%	45.5%	32.4%	67.6%
San Diego	69.4%	30.6%	54.0%	46.0%
Chicago	50.2%	49.8%	35.6%	64.4%
Detroit	16.3%	83.7%	9.7%	90.3%
New York	57.9%	42.1%	37.1%	62.9%
Philadelphia	53.1%	46.9%	40.4%	59.6%
Dallas	57.4%	42.6%	38.9%	61.1%
Houston	51.3%	48.7%	32.0%	68.0%
San Antonio	43.4%	56.6%	34.6%	65.4%

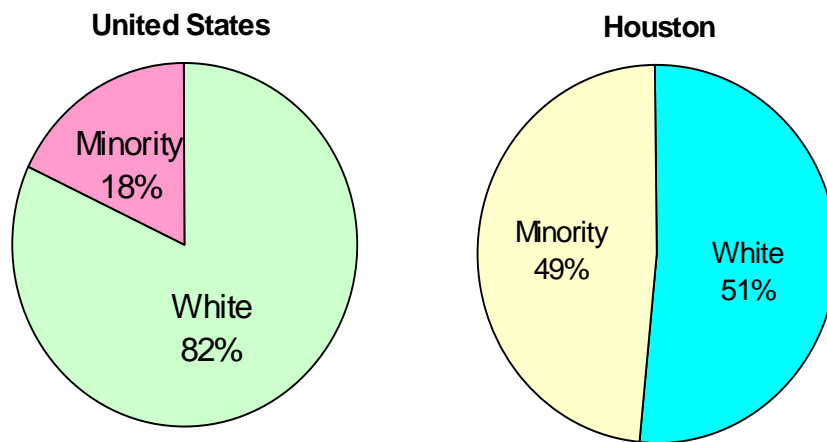
Census 2000, Summary File 3

Chapter 1: How We Compare

Unlike most of the rest of the nation, where White homeowners constitute a significant majority of homeowners in 2000, in Houston White homeowners make up only a slight

majority with 51%. In contrast, White families make up a lower percentage (32%) of renters compared to minority groups.

Figure 1.14
2000 Minority Owner Occupied Housing



Chapter 1: How We Compare

HOUSING TENURE AND MARKET CONDITIONS

Housing occupancy rates are generally very high (89% - 96%) among the top ten US cities. Houston's 2000 occupancy rate is lower (vacancy rate is higher) than any of the major cities except for Detroit and Philadelphia. In 1990 Houston had the highest residential vacancy rate among the major cities examined here.

Approximately 45.8% of Houston's housing market was owner-occupied in 2000 and the remaining 54.2% was renter-occupied. This ranks Houston 6th among the nation's largest cities in this category. Similar to other large cities, within the decade of 1990-2000, Houston had a marginal (1.2% or 9,384 units) increase in owner-occupied housing units (see Table 75.2). Houston ties with San Diego in this category and ranks 6th among the nation's largest cities.

Table 1.19
1990/2000 Housing Occupancy: Major U.S. Cities

City	Total Units		Occupied Units		Vacant Units	
	1990	2000	1990	2000	1990	2000
New York	2,992,169	3,200,912	94.2%	94.4%	5.8%	5.6%
Los Angeles	1,299,963	1,337,706	93.6%	95.3%	6.4%	4.7%
Chicago	113,039	1,152,868	90.5%	92.1%	9.5%	7.9%
Houston	726,435	782,009	84.9%	91.8%	15.1%	8.2%
Philadelphia	674,899	603,899	89.4%	89.1%	10.6%	10.9%
Phoenix	422,036	369,921	87.7%	93.9%	12.3%	6.1%
San Diego	431,722	469,689	94.1%	96.0%	5.9%	4.0%
Dallas	465,600	402,060	86.4%	93.3%	13.6%	6.7%
San Antonio	365,414	433,122	89.4%	93.6%	10.6%	6.4%
Detroit	410,027	375,096	91.2%	89.7%	8.8%	10.3%

Table 1.20
1990/2000 Owner Occupancy: Major U.S. Cities

City	Total Units		Owner-Occupied Units	
	1990	2000	1990	2000
New York	2,992,169	3,200,912	28.6%	30.2%
Los Angeles	1,299,963	1,337,706	39.4%	38.6%
Chicago	113,039	1,152,868	41.5%	43.8%
Houston	726,435	782,009	44.6%	45.8%
Philadelphia	674,899	603,899	61.9%	59.3%
Phoenix	422,036	369,921	59.1%	60.7%
San Diego	431,722	469,689	48.3%	49.5%
Dallas	465,600	402,060	44.1%	43.2%
San Antonio	365,414	433,122	54.0%	58.1%
Detroit	410,027	375,096	52.9%	54.9%

Chapter 1: How We Compare

HOUSING AFFORDABILITY

The 2000 Census data shows that 75% of households with mortgages, and 65.7% of all renter households, in Houston spent less than 30% of their income on housing. However, for a large group of low-income households (31.2% of total or 179,693 households), housing cost burdens are above 30% of income and thus considered unaffordable.

Generally, while moderately burdened households pay between 30% and 50% of their gross income for housing, severely burdened households pay more than 50%. With long-run income growth among lower-income house-

holds stagnating, and housing costs rising, affordability pressures have intensified.

Compared to other major cities, Houston's housing has remained quite affordable since 1990. For households paying a mortgage, only San Antonio has fewer households paying 30% or more of income towards housing. Houston has the highest percentage (48.9%) paying less than 20% of income towards a mortgage.

The Census Bureau reports that about one-third of the nation's occupied housing units are renters. In 2000, Houston had the highest percentage (35.7%) of households with rental expenditures consuming less than 20% of

Table 1.21

**Gross Mortgage Expenditure as a Percentage of Household Income:
Major U.S. and Texas Cities**

Cities	1990				2000			
	Total # of Households	<20%	20%-30%	30%+	Total # of Households	<20%	20%-30%	30%+
Detroit	55,553	56.5%	19.0%	24.5%	103,299	46.7%	20.4%	31.1%
San Antonio	48,235	47.0%	28.5%	24.5%	145,470	47.9%	28.1%	23.4%
Dallas	47,124	46.3%	28.1%	25.6%	112,429	47.0%	25.7%	26.5%
San Diego	44,434	34.4%	28.3%	37.3%	147,622	32.1%	30.0%	37.3%
Phoenix	60,210	38.6%	32.9%	28.5%	206,850	43.0%	29.0%	27.4%
Philadelphia	81,589	51.9%	24.8%	23.3%	175,710	45.0%	23.4%	30.0%
HOUSTON	79,485	50.3%	26.5%	23.2%	185,615	48.9%	25.2%	25.0%
Chicago	68,309	46.5%	27.7%	25.8%	180,801	37.4%	27.6%	34.1%
Los Angeles	107,378	36.4%	24.5%	39.1%	317,808	29.2%	25.9%	44.1%
New York	96,772	45.2%	23.2%	31.6%	265,120	32.5%	24.9%	41.5%

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household income; followed by Dallas (35.0%). Houston, Dallas, Fort Worth and San Antonio with the lowest percentages (34.3% , 34.7%, 35.2% and 35.7% respectively) of burdened households with gross rent exceeding 30% of household income in 1999.

tion in the number of households in Houston paying more than 30% of income in rent. In contrast, most other large cities saw larger declines in the number of households paying more than 30% of income in rent; Detroit had the largest decline - from 56.5% to 40.1%.

Between 1990 and 2000 little changed in terms of the percentage of renters in unaffordable housing in Houston. There was a 1.1% reduc-

Table 1.22
Gross Rent Expenditure as a Percentage of Household Income:
Major U.S. and Texas Cities

Cities	1990				2000			
	Total # of Households	<20%	20% - 30%	30%>	Total # of Households	<20%	20%-30%	30%>
Phoenix	144,452	28.1%	29.0%	42.9%	182,952	30.0%	25.7%	39.4%
Los Angeles	703,805	23.6%	25.6%	50.9%	782,164	26.4%	22.8%	45.2%
San Diego	200,813	22.5%	28.2%	49.4%	227,203	26.0%	24.9%	42.9%
Chicago	587,336	30.6%	26.3%	43.1%	596,060	34.0%	22.5%	37.9%
Detroit	162,229	25.7%	17.9%	56.5%	150,814	32.7%	18.2%	40.1%
New York	1,917,586	36.5%	22.6%	40.9%	2,108,538	33.0%	20.5%	40.7%
Philadelphia	213,750	27.2%	23.3%	49.5%	240,027	28.0%	20.3%	42.5%
Houston	324,141	39.0%	25.6%	35.4%	388,602	35.7%	24.2%	34.3%
Dallas	216,542	36.0%	29.1%	35.0%	256,084	35.0%	25.8%	34.7%
San Antonio	141,707	34.2%	27.3%	38.5%	169,696	33.0%	25.0%	35.7%
Austin	108,647	29.2%	27.1%	43.7%	146,131	28.6%	25.3%	41.7%
El Paso	63,030	32.3%	28.5%	39.2%	70,324	29.1%	23.0%	39.8%
Fort Worth	72,623	34.9%	27.9%	37.2%	85,835	35.4%	24.0%	35.2%

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HOUSING VALUE

Houston ranks 4th nationally in housing affordability. Only Philadelphia, San Antonio, and Detroit have lower median housing values. Median Value means that one-half of all homes were worth less. Among major Texas cities, Austin and Dallas have higher median values in 2000 while El Paso, Fort Worth, and San Antonio fall below Houston's 2000 median of \$79,300.

to buy a home. For some others, yet, renting is the preferred housing choice because it offers greater flexibility than ownership.

Across the nation, the number of minority renter households is growing. Significant increases in minority renters took place across the board in most major cities, the State of Texas, and the Houston PMSA between 1990 and 2000. In 2000, 64% of Houston households were minority renters.

CHOICE OF HOUSING

Home ownership is the mainstream hope of the great American Dream. For some households, renting is the only housing option because they simply lack the income or savings

Table 1.23
1990/2000 Median Housing Value: Major U.S. Cities

City	1990*	2000	% Change
United States	\$101,100	\$119,600	18.5%
New York	\$245,675	\$211,900	-13.8%
Los Angeles	\$316,535	\$221,600	-30.6%
Chicago	\$106,025	\$132,400	28.9%
Houston	\$75,588	\$79,300	4.9%
Philadelphia	\$64,848	\$59,700	-7.9%
Phoenix	\$104,512	\$112,600	7.7%
San Diego	\$250,600	\$233,100	-7.0%
Dallas	\$104,187	\$89,800	-13.8%
San Antonio	\$66,267	\$68,800	3.8%
Detroit	\$34,308	\$63,600	85.4%

Note: 1990 values have been adjusted to inflation.

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Table 1.24

1990/2000 Occupied Housing: Major U.S. Cities — Minority Renters

Geography	1990			2000		
	Total Renter-occupied Units 1990	Renter occupied; White	Minority Renters	Total Renter occupied 2000	Renter occupied; White	Minority Renter
United States	32,916,032	74.4%	25.6%	40,652,739	59.2%	40.8%
State of Texas	2,375,753	71.5%	28.5%	3,460,272	50.2%	49.8%
Phoenix	151,073	80.8%	19.2%	239,157	53.5%	46.5%
Los Angeles	737,661	54.7%	45.3%	1,090,803	33.6%	66.4%
San Diego	209,957	71.4%	28.6%	278,288	51.7%	48.3%
Chicago	599,763	47.0%	53.0%	711,957	36.7%	63.3%
Detroit	176,080	18.7%	81.3%	158,589	10.7%	89.3%
New York	2,010,500	54.6%	45.4%	2,676,979	37.1%	62.9%
Philadelphia	229,135	51.3%	48.7%	258,977	39.8%	60.2%
Houston	341,816	54.7%	45.3%	514,496	36.2%	63.8%
Dallas	224,783	59.2%	40.8%	325,557	40.8%	59.2%
San Antonio	150,347	71.9%	28.1%	258,721	42.5%	57.5%
Austin	114,186	72.4%	27.6%	183,155	53.2%	46.8%
El Paso	68,108	75.3%	24.7%	120,875	41.6%	58.4%
Fort Worth	76,529	65.3%	34.7%	105,133	48.8%	51.2%
Houston, TX PMSA	534,565	63.4%	36.6%	765,072	42.2%	57.8%

Figure 1.15

2000 Minority Renter Occupied Housing

